

expenses incurred in collecting said insurance; or may elect to have buildings repaired or new buildings erected on the aforesaid mortgaged premises. Said party of the second part, or the legal holder or holders of said note, may deliver said policy to said parties of the first part, and require the collection of the same and payment made of the proceeds as last above mentioned. Should a renewal policy not be delivered to second party immediately upon expiration of the former policy, said second party may insure the property immediately.

Fifth. Said parties of the first part hereby agree that if the makers of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once without notice.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisalment of said real estate, and all benefits of the homestead exemption and stay laws of the State of Kansas.

The foregoing conditions being performed, this covenant to be void; otherwise of full force and virtue.

Sixth. In case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same becomes due, or in default of performance of any covenant herein contained, the said first parties agree to pay to the said second party and its assigns, interest at the rate of 10 per cent per annum, computed annually on said principal note, from the date of default thereof to the time when the money shall be actually paid. Any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be, and not exceed, the legal rate of ten per cent per annum.

In Testimony Whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned.

G.W. Nicholson. (SEAL)

Bertha A. Nicholson. (SEAL)

Executed and delivered in presence of

C.H. Tucker.

State of Kansas, Douglas County, SS: Be It Remembered, That on this Fourth day of January A.D. nineteen hundred and Nine before me, the undersigned a Notary Public in and for said County and State, came G.W. Nicholson and Bertha A. Nicholson his wife who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed. In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the

day and year last above written. (SEAL) A.E. Plinn, Notary Public.  
My Com expires April 10, 1911. Douglas County, Kansas

Recorded Jan. 11, A.D. 1909 at 9.30 A.M.

Register of Deeds.

Deputy.

*Attest*  
*Edw. C. Armstrong*  
*By Edw. C. Armstrong*